

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting
Monday, March 1, 2010
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, J. Goodwin, R. Hall, K. Holt, G. Lewis, P. Plante, B. Ryan
Members absent: B. Pociask
Alternates present: F. Loxsom, Kenneth Rawn, Vera Stearns
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:02 p.m. Alternate F. Loxsom was appointed to act in the absence of B. Pociask.

Minutes:

2-1-10 – R. Hall MOVED, G. Lewis seconded, to approve the 2-1-10 minutes as written. B. Ryan disqualified, all others in favor, MOTION PASSED.

Communications:

2-25-10 Wetlands Agent's Monthly Business report was noted.

Old Business:

Public Hearings:

W1447 - IWA Regulation Revisions 1-21-2010 Draft

Chairman Favretti opened the Public Hearing at 7:22. Members present were R. Favretti, M. Beal, J. Goodwin, R. Hall, K. Holt, G. Lewis, P. Plante, B. Ryan, and alternates F. Loxsom, K. Rawn and V. Stearns. Alternate F. Loxsom was appointed to act. Grant Meitzler, Wetlands Agent read the legal notice as it appeared in the Chronicle on 2/16/10 and 2/24/10. Meitzler noted the following communications received and distributed to the Commission: a 2/25/10 memo from G. Meitzler, Wetlands Agent; a 2/17/10 letter from S. Tessitore, State DEP, Supervising Environmental Analyst; and a 3/1/10 letter from D. O'Brien, Town Attorney. It was also noted that an email received today from the Chairman of the Conservation Commission reported no objection.

Meitzler briefly summarized the regulation revisions and noted that they were based on the latest draft DEP model regulations. There being little deviation from what practice has been, the revisions are intended to clarify the process. Gregory Padick, Director of Planning, indicated that the 150-foot buffer area is maintained in the revised regulations.

Beverly Simms of 61 Northwood Road, Mansfield, expressed concern for the protection of wetlands and in particular those related to the proposed Ponde Place development.

K. Holt stated that she was pleased that the regulations revision process was nearing completion. Noting no further comments or questions from the audience or the Agency, M. Beal MOVED, K. Holt seconded, to close the Public Hearing at 7:32 p.m. MOTION PASSED UNANIMOUSLY.

W1445 (W1419) - Chernushek, additional gravel removal and constr. haul road

Chairman Favretti noted a 2/24/10 letter from the applicant to withdraw the application. K. Holt MOVED, R. Hall seconded, to accept the applicant's request to withdraw his application. MOTION PASSED UNANIMOUSLY.

New Business:**Administrative Ruling:****W1449 - Juniper Hill - Green improvements to lawns and drainage**

Meitzler noted a 2/23/10 letter from Christopher Gagnon, P.E., Godfrey-Hoffman Associates, LLC; a 2/23/10 letter from Edward A. Austin, President, Mansfield Retirement Community; and a 2/25/10 site map.

Christopher Gagnon, Professional Engineer with the firm of Godfrey-Hoffman Associates LLC of North Haven, Connecticut, as representative for the applicant, requested an administrative approval of the site plan. There are some wetlands in the project area, but affect is limited to the outfalls of the storm water management system. The proposed maintenance work would minimize impacts down-gradient of the project, improve safety for the residents and be a benefit to the community.

Replacement of parking area with a more permeable surface is not planned due to soil characteristics, but they will eliminate the area where "ponding" occurs. There are no plans for oil separators at this time as the focus will be on bio-swales and non-structural measures that will be easier to maintain. However, separators will be considered as final plans are prepared. Final plans would be provided to the Town for review by engineering staff, and all zoning permits and building permits for the project would be obtained. An official motion of the Agency is sought so that they may proceed and adhere to stringent time limits provisions of a HUD grant.

Ed Austin of 844 Storrs Road, Mansfield, President of the Board of the Mansfield Retirement Community Inc. noted that Juniper Hill Village, a 100-unit facility, has had the assistance of the Town in receiving Small Cities Grants in the past for system upgrades, the installation of a sprinkler system and kitchen improvements. They hope to receive \$1,500,000.00 from a grant application and are in position to present the project proposal to the HUD committee. There will be a 12-month time limit to finish the project in order to qualify for the grant proceeds. Mr. Austin stressed the potential benefit to both residents and the community of the "green program" associated with the project.

K. Holt MOVED, R. Hall seconded, to make a declaratory ruling that an exemption from licensing requirements is granted pursuant to Sections 3.3 D, 3.4 A, and 3.4 B of the Wetlands and Watercourses Regulations of the Town of Mansfield to Juniper Hill Village (file no. W1449), for site improvements to be made within regulated areas along the westerly areas of the Juniper Hill Village development, consisting of sidewalk and yard drainage improvements, replacement of damaged storm drains, and improved outlet conditions, as outlined in application submissions including a map dated 2.25.2010.

This action is based on a finding of essential conformance with the requirements of Section 3 of the wetlands regulations, and is conditioned on the following provision being met:

1. Detailed plans are to be submitted for review by staff before any work begins to determine conformance with the descriptions of work planned, as outlined in the application submissions.

This approval is valid for a period of five years (until March 1, 2015), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.

MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees: None.

Other Communications and Bills: K. Rawn indicated interest in attending the 2010 Municipal Inland Wetland Commissioners Training Program as being offered by DEP. It was noted that G.

Lewis has completed this program in the past. G. Meitzler noted a 2/8/10 letter from S. Hill, P.E., Manager of State Design Bureau of Engineering and Construction DOT regarding replacement of piping on North Eagleville Road from Eagleville Brook, at the upper crossing area near the university.

Adjournment: Favretti declared the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Katherine Holt, Secretary